What is claimed is:

1.   A method of using a computer to facilitate a real estate transaction comprising:

inputting into said computer first party information identifying a first party who has an ownership interest in a real estate property;

inputting into said computer second party information identifying a second party seeking to purchase said property;

inputting into said computer property information identifying said property;

inputting into said computer terms of sale, comprising the conditions that must be satisfied before said real estate transaction is complete.

maintaining in said computer a plurality of form documents, said form documents each including at least one field corresponding to parts of at least one of said first party information, said second party information, said property information and said terms of sale;

preliminarily compiling on said computer at least one of said form documents, wherein said preliminarily compiled at least one form document includes parts of said at least one of said first party information, said second party information, said property information and said terms of sale, integrated into substantially all fields contained in said at least one of said form documents;

displaying said preliminarily compiled at least one form document to at least one of said first party and said second party;

inputting into said computer at least one signature indicating the approval of said preliminarily compiled at least one form document by said at least one of said first party and said second party,

said at least one signature comprising a digitally encrypted image of the hand written signature of said at least one of said first party and said second party who has approved said preliminarily compiled at least one form document;

finally compiling on said computer said preliminarily compiled at least one form document after it has been approved by said at least one of said first party and said second party, wherein said finally compiled at least one form document includes a de-encrypted version of said at least one signature; and

outputting from said computer said finally compiled at least one form document.

2.   The method of claim **1**, wherein said finally compiled at least one form document comprises all the documents needed to pass title of said property.

3.   The method of claim **1**, wherein said second party information comprises financial information relating to the funds that will be used to purchase said property, said financial information comprising loan information identifying at least one financial institution lending said funds for said purchase of said property.

4.   The method of claim **3**, wherein said second party information further comprising at least the minimum financial information required by said at least one financial institution before it will lend said funds for said purchase of said property.

5.   The method of claim **4**, wherein said plurality of form documents comprises all the documents required by said at least one financial institution before it will lend said funds for said purchase of said property.

6.   The method of claim **1**, wherein the steps of inputting first party information, second party information, and property information does not include the redundant input of any parts of the information, relating to the respective said first party, said second party and said property.

7. The method of claim 6, wherein the step of inputting property information comprises title information indicating all parties with an ownership right in said property.

8. The method of claim 1, further comprising:

inputting into said computer a digitally scanned image of at least one ancillary document, and

outputting from said computer said at least one ancillary document in conjunction with said at least one finally compiled at least one form document.

9. The method of claim 1, wherein said finally compiled at least one form document comprises at least one negotiable financial instrument or check.

10. The method of claim 9, wherein said at least one negotiable financial instrument or check comprises at least a portion of the funds required by the terms of sale from said second party.

11. The method of claim 9, wherein said at least one negotiable financial instrument comprises at least a portion of the funds required by the terms of sale from said first party.

12. The method of claim 3, wherein outputting from said computer further comprises: transmitting by means of a global electronic communications network said finally compiled at least one form document to said financial institution.

13. The method of claim 1, wherein said preliminarily compiled at least one form document is displayed to both said first party and said second party.

14. The method of claim 13, wherein said preliminarily compiled at least one form document is displayed to said first party at a remote location from where said preliminarily compiled at least one form document is displayed to said second party.

15. The method of claim **14**, wherein said preliminarily compiled at least one form document is displayed to at least one of said first party and said second party using a global electronic communications network.

16. The method of claim **3**, further comprising:

inputting into said computer at least one calendar date, said at least one calendar date comprising the date on which said preliminarily compiled at least one form document is displayed to at least one of said first party and said second party for approval.

17. The method of claim **16**, further comprising:

outputting from said computer a notice of said at least one calendar date to at least one of said first party, said second party and said financial institution.

18. The method of claim **16**, further comprising:

outputting from said computer a report comprising data inputted into said computer relating to a plurality of real estate transactions.

19. The method of claim **18**, wherein said report comprises financial information.

20. The method of claim **18**, wherein said report comprises at least one of said first party information, second party information and property information.

21. The method of claim **1**, wherein said preliminarily compiled at least one form document comprises all disclosure documents required by all federal, state and local governments with power to regulate the sale or transfer of said property.

22. The method of claim **1**, further comprising:

inputting into said computer a digitally scanned image of at least one ancillary document, and

outputting from said computer said at least one ancillary document in conjunction with said at least one finally compiled at least one form document;

wherein said finally compiled at least one form document comprises all the documents needed to pass title of said property;

wherein said second party information comprises financial information relating to the funds that will be used to purchase said property, said financial information comprising loan information identifying at least one financial institution lending said funds for said purchase of said property;

wherein said plurality of form documents comprises all the documents required by said at least one financial institution before it will lend said funds for said purchase of said property; and

wherein the steps of inputting first party information, second party information, and property information does not include the redundant input of any parts of the information, relating to the respective said first party, said second party and said property.

23.   The method of claim **22**, wherein said preliminarily compiled at least one form document is displayed to said first party at a remote location from where said preliminarily compiled at least one form document is displayed to said second party and wherein said preliminarily compiled at least one form document is displayed to at least one of said first party and said second party using a global electronic communications network.

24.   The method of claim **23**, wherein said finally compiled at least one form document comprises at least one negotiable financial instrument or check.

25.   A method of using a computer program having a plurality of program steps to be executed on a computer to implement and control an interactive real estate closing transaction, said program comprising:

means for inputting a plurality of information identifying an owner of property and a

potential buyer of said property, said information comprising personal data about said

owner and said buyer;

means for maintaining in said computer a plurality of form documents that can be used to

generate the documents necessary to make said real estate closing transaction legally

binding, said plurality of form documents include both said owner and said buyer

information input fields;

means for compiling on said computer at least one of said form documents, wherein said

compiled form document includes the appropriate identifying owner and buyer

information in each and every respective owner and buyer information input fields;

and

means for recording said completed at least one of said form document in a fixed

medium.